



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
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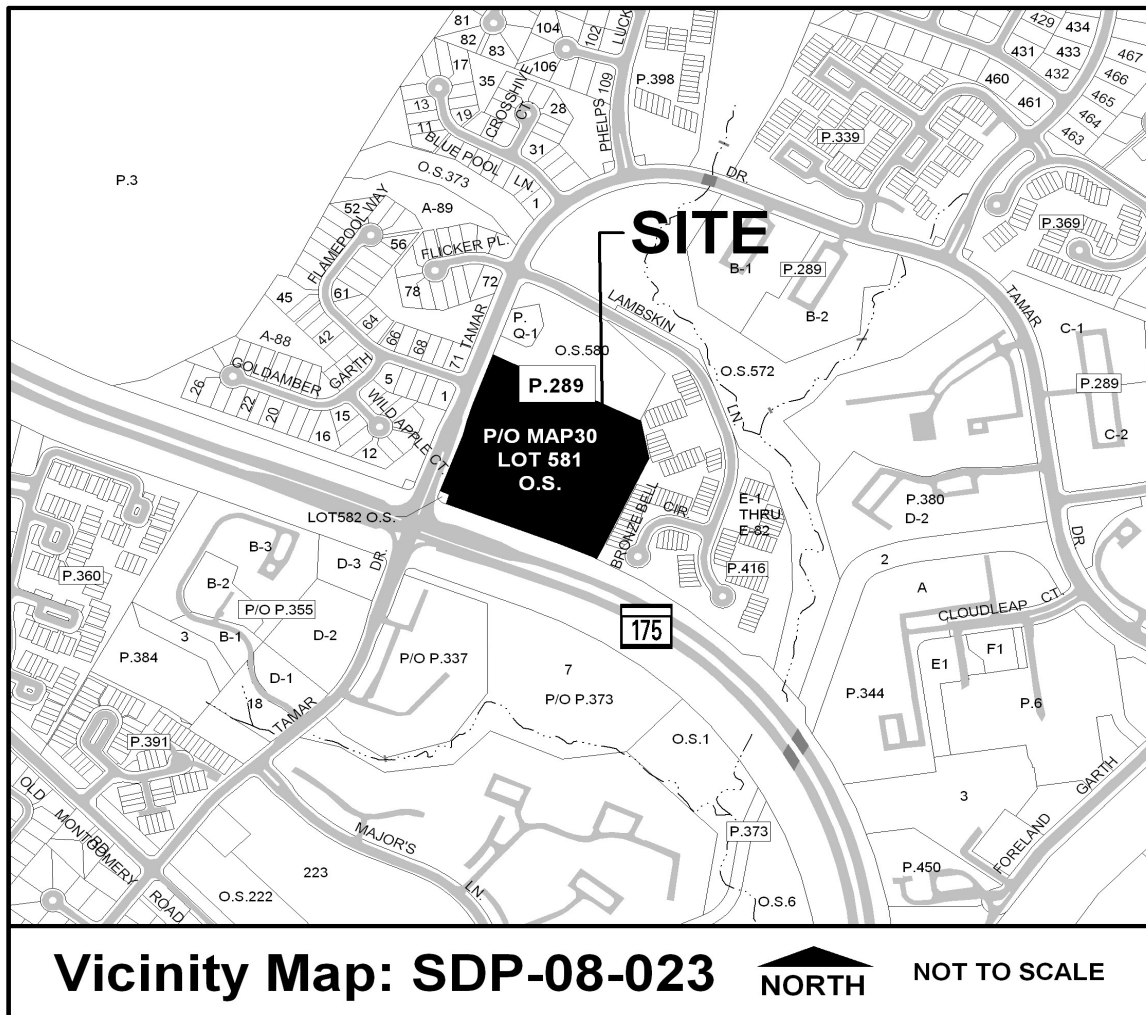
**TECHNICAL STAFF REPORT**  
**“St. John Baptist Church-Village of Long Reach Section 1/Area 1”**  
**Planning Board Meeting of May 22, 2008**

**Case No./Petitioner:** SDP-08-023/ St. John The Evangelist Baptist Church

**Subject:** St. John The Evangelist Baptist Church

**Request:** For approval of a Site Development Plan (SDP) for the construction of a 38-foot tall, 28,910 square foot religious facility and other site improvements in accordance with Final Development Plan Phase 77-A-III (FDP-77-A-III). The project area for this SDP is approximately 10.0 acres on Tax Map 36, Lot 581 of Parcel 289 and is zoned New Town (NT) Open Space.

**Location:** The subject site is identified as “Village of Long Reach, Section 1, Area 1” on Tax Map 36 and is located at the intersection of Tamar Drive and Maryland Route 175 in the 6<sup>th</sup> Election District of Howard County.



Vicinal Properties: **SEE MAP ON PAGE 1**

The subject property is identified as Tax Map 36, Grid 5, Parcel 289, Lot 581. To the **West** is Tamar Drive, a public, major collector, owned and maintained by Howard County. To the **North** is Open Space Lot 580 of Parcel 289 owned by the Columbia Association Inc., which is improved with a commercial use. To the **East** is Parcel 416, improved with the Wooded Ridge Townhouse Community. To the **South** is MD. RT. 175, a public, intermediate arterial road, owned and maintained by the State.

Site History:

FDP-77-A-III: Recorded on January 7, 2008 (Plat Book No. 19616-19638)

FDP-77-A-II: Recorded on April 25, 2007 (Plat Book No. 19025-19047)

FDP-77-A-I: Recorded on May 13, 1976 (Plat Book No. 3054 V,W)

FDP-77-A-2: Recorded March 23, 1972 (Plat Book No. 20, FOLIO 96 &97)

FDP-77-A: Recorded July 7, 1970 (Plat Book No. 19, FOLIO 108-130)

FDP-77: Recorded April 23, 1970 (Plat Book No. 19, FOLIO 50-72)

General Comments:

**Site Improvements:** The SDP proposes the construction of a religious facility measuring 38 feet tall (mean height) and consisting of 28,910 square feet of floor area, with 577 seats. In accordance with the traffic study prepared by Street Traffic Studies, Ltd. (dated August 2007) and as confirmed by church officials, there will be no school or daycare operations at the church. In addition, weekday activities during weekday peak hour times which generate more than 20 trips are not permitted. The area of plan submission is 10.0 acres, with 6.26 acres proposed to be disturbed. Parking will be on-site and 215 parking spaces will be provided (193 are required), with access to the site from Tamar Drive. The site access will be located opposite Flamepool Way.

In accordance with FDP-77-A-III, a religious facility is permitted by right in the "School Sites Open Space Land Use Areas".

**Environmental Concerns:** A wetland (and associated buffer) occurs in the southwestern portion of the property. This wetland appears to be "man-made" and is present in the existing water quality/quantity facility adjacent to MD. Rt. 175. Disturbance to the wetland buffer is proposed to facilitate the connection of the proposed rip rap pond outfall to the existing rip rap located adjacent to the existing SHA facility. This disturbance is viewed as "necessary disturbance".

There are no streams, stream buffers, steep slopes or floodplain on site.

**Forest Conservation:** This property is exempt from forest conservation requirements because the property is zoned NT and has preliminary approval prior to 12-31-92 per Section 16.1202(b)(1)(iv). Some forest will be removed to accommodate grading and the two stormwater management facilities. During the course of review, the project was re-designed to remove a swale and thus further reduce impacts to the forested area.

**Stormwater Management:** Stormwater Management (SWM) for this project will be met through two stormwater management ponds, one located in the northeastern portion of the property and one in the southwestern portion of the property.

**Landscaping:** The Landscape Plan for this project complies with the Howard County Landscape Manual and Section 16.124 of the Howard County Code. The applicant will provide landscaping along the parcel boundaries, around the building and stormwater management ponds and within the parking lot. In addition, street trees will be provided along

Tamar Drive. Surety for all required landscaping will be provided with a developer's agreement.

**Coverage Requirements:** Total building coverage for this site is 6.6%. Per FDP-77-A-III, no more than 15% of the land devoted to open space land uses on Lot 581 shall be covered by buildings or major structures.

**Height Requirements:** In accordance with FDP-77-A-III, there are no height limitations imposed upon structures constructed within the open space land use areas provided such improvements are constructed in accordance with a Site Development Plan approved by the Planning Board. The proposed height of the church building is 38 feet measured to the mid-point between the eave and the ridge of the hip roof (as permitted by definition of "building height" per the Howard County Zoning Ordinance). The 38' foot building height does not include the steeple.

**Applicable Setback Requirements:**

The following setbacks are required per FDP-77-A-III for Open Space Land Use Areas and Lot 581:

- 30' structure setback from the right-of-way of any public street, road or highway, except that structures may be located at any location within the setback area if construction is in accordance with a Site Development Plan approved by the Planning Board.
- 25' structure setback from any property line except that structures may be located at any location within the setback area if construction is in accordance with a Site Development Plan approved by the Planning Board.
- 20' parking setback from any property line for Lot 581.

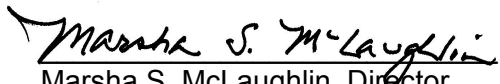
**This proposal respects all required setbacks.**

**Parking Requirements:**

- Per FDP-77-A-III, 1 space per 3 seats in the main assembly area shall be provided. Per the Site Development Plan 577 seats are proposed, requiring a total of 165 parking spaces. A total of 215 on-site parking spaces are proposed, including 8 handicap spaces.

**SRC Action:** By letter dated April 16, 2008, the Subdivision Review Committee (SRC) determined this plan may be approved, subject to the compliance with comments issued by the Division of Land Development, the Howard Soil Conservation District, the Development Engineering Division and approval by the Planning Board. **This file is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

Recommendation: The Department of Planning and Zoning recommends that the Planning Board approve this SDP, subject to compliance with the remaining SRC agency comments (minor drafting changes) issued for SDP-08-023.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

05/12/08

Date

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